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**DETACHED GARAGES
SHEDS & RESIDENTIAL ACCESSORY STRUCTURES
(Sec. 63.501 Accessory buildings)**

1. Accessory buildings, structures or uses shall not be erected in or established in a required yard except a rear yard. Passenger vehicles may be parked in front yards providing they are located on an approved driveway that leads to a legal parking space.
On corner lots, accessory buildings, structures or uses shall be set back from the street a distance equal to that required of the principal structure.
When an accessory building, structure or use is constructed in a rear yard which adjoins a side yard or front yard, the accessory building, structure or use shall be set back from the interior lot line a distance equal to the minimum side yard required of the principal structure.
On all other lots, accessory buildings shall be set back at least three (3) feet from all interior lot lines, and overhangs shall be set back at least one-third (1/3) the distance of the setback of the garage wall or one (1) foot, whichever is greater.
This setback requirement from all interior lot lines for accessory buildings in rear yards shall be waived when a maintenance easement is recorded as to the affected properties, when proof of such recorded easement is provided at the time of application for a building permit and when the accessory building is located at least three (3) feet from any building on an adjoining lot. The recording of the maintenance easement shall be interpreted to mean that the following intents and purposes of this setback requirement are met:
 - (a) Adequate supply of sunlight and air to adjacent property;
 - (b) Sufficient space for maintenance of the building from the same lot; and
 - (c) Prevention of damage to adjoining property by fire or runoff from roofs.A recorded common wall agreement is permitted in lieu of a maintenance easement if the accessory structure is attached to an accessory structure on an adjoining lot.
2. In any residential area, accessory buildings shall not exceed fifteen (15) feet in height; provided, however, that accessory buildings with a flat or shed roof style shall not exceed twelve (12) feet in height. Carriage house dwellings shall not exceed twenty-five (25) feet in height.
Exception: Accessory building heights shall not apply to property within designated heritage preservation districts or to designated historic sites. In these cases appropriate building heights for accessory structures shall be determined through the design review process to ensure that heights are acceptable and in keeping with scale and style of development on the property.
3. Accessory buildings on a zoning lot may occupy up to thirty-five (35) percent of the rear yard. Rear yards which adjoin alleys may include half the area of the alley to calculate the area of the rear yard which may be occupied by accessory buildings.
On zoning lots containing one- and two-family dwellings, there shall be a maximum of three (3) accessory buildings, the total of which shall not occupy more than one thousand (1,000) square feet of the zoning lot. On zoning lots containing all other uses, accessory buildings may occupy the same percent of the zoning lot as main buildings are allowed to occupy in the zoning district.
4. In those instances where a lot line adjoins an alley right-of-way, the accessory building shall not be closer than one foot to such lot line.
5. On through lots, where frontage is clearly established within a given block, rear yard setbacks shall be equal to the side yard setback required of the principal structure.
6. Accessory buildings shall be located at least six (6) feet from the principal structure or shall be considered attached for purposes of the zoning code.

8/2007

(See Reverse for Fire Ratings)

Section R302, Exterior Wall Location.

Exterior walls: Exterior walls with a fire separation distance less than 5' shall have not less than 1-hour fire-resistive rating with exposure from both sides. Projections shall not extend beyond the distance determined by the following two methods, whichever results in the lesser projections:

1. A point 1/3 the distance to the property line from an assumed vertical plane located where protected openings are required.
2. More than 12" into areas where openings are prohibited.

Projections extending into the fire separation distance shall have not less than 1-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

(Clarification: 1-hour fire-resistive rating with exposure from both sides is a layer of 5/8" TYPE X gypsum on the interior and exterior of the wall assembly.(see description below) All projections into the 5' separation distance must have 5/8" TYPE X gypsum on the soffit and a solid fascia board at the end of the rafters. No projections are allowed to be closer than 2' from the property line.)

Exception: Tool and storage sheds, playhouses and similar structures exempted from permits by Minnesota Rules, Chapter 1300 are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

Openings: Openings shall not be permitted in the exterior wall of a dwelling unit or accessory building with a fire separation distance less than 3'. This distance shall be measured perpendicular to the line used to determine the fire separation distance.

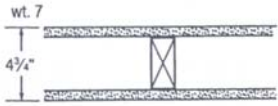
Exceptions:

1. Openings shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.
2. Foundation vents installed in compliance with this code are permitted.

Penetrations: Penetrations located in the exterior wall of a dwelling with a fire separation distance less than 5 feet shall be protected in accordance with Section R317.3

Exception: Penetrations shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.

Example:

EXTERIOR WALLS		WOOD FRAMED		
1 Hour Fire-rated Construction				
Construction Detail	Description	Test Number	ARL	Index
	-5/8" Sheetrock brand type X exterior sheathing or 5/8 Firerock brand aqua-tough exterior sheathing -5/8" Sheetrock brand firecode core gypsum panels or Sheetrock brand water resistant firecode core gypsum panels, interior side -2x4 wood studs 16" o.c. -joints exposed or finished	UL Des U305, U314	SA700	F-23